



3 Kirkhill Gardens
Prestonfield, Edinburgh, EH16 5DF

CALL US ON 0131 447 4747

3 Kirkhill Gardens, Prestonfield, Edinburgh, EH16 5DF

For price and viewing information please visit residential.gillespiemacandrew.co.uk or call 0131 447 4747

- Entrance porch.
- Reception hall with storage.
- Good sized living room with feature fireplace.
- Kitchen with appliances.
- Access to attic storage space.
- Dining room/bedroom three.
- Two further double bedrooms.
- Bathroom.
- Gas central heating.
- Double glazing.
- Private gardens to front.
- Extensive southwest facing garden at rear.
- Driveway to side.
- Garage located to rear of property.
- Unrestricted on-street parking.



GENERAL DESCRIPTION

A rarely available detached bungalow situated within the highly desirable Prestonfield district of the city in the shadows of Arthur's Seat. The property is close to the Edinburgh City Centre and there is a wide range of local amenities close at hand. The property is in need of full modernisation and redecoration and offers excellent potential to any purchaser.

COUNCIL TAX BAND: F.
TRAIN STATION: APPROXIMATELY 1.8 MILES TO HAYMARKET TRAIN STATION.
AIRPORT: APPROXIMATELY 14.6 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 300 METRES.

LOCATION

Prestonfield is a thriving community in Edinburgh's south side, popular amongst city dwellers due to the superb amenities on offer and the convenience of access to Edinburgh's business sector and the central universities; it is set within close proximity to Edinburgh University's Pollock Halls. The area is set against the backdrop of Arthur's Seat, one of the City's famous landmarks and also in close proximity to the green expanse of the Queen's Park and the grounds of Prestonfield House. Leisure and sporting opportunities are also in abundance with Prestonfield Golf Club, Priestfield Tennis Courts and the Royal Commonwealth Pool all within walking distance. Shops are available close by in the Cameron Toll shopping centre and there are regular bus services on offer to the City Centre and other areas, whilst The Royal Infirmary and Scottish Parliament are easily accessible. There is good quality schooling, both in the public and private sectors.

EXTRAS:

THE PROPERTY WILL BE SOLD AS SEEN AND THERE WILL BE NO WARRANTIES FOR ANY OF THE KITCHEN APPLIANCES, HEATING OR ELECTRICS. PLEASE NOTE THE GAS FIRE WITHIN THE LOUNGE IS CURRENTLY NOT IN WORKING ORDER.



Kirkhill Gardens, EH16 5DF



Approx. Gross Internal Area

898 Sq Ft - 83.42 Sq M

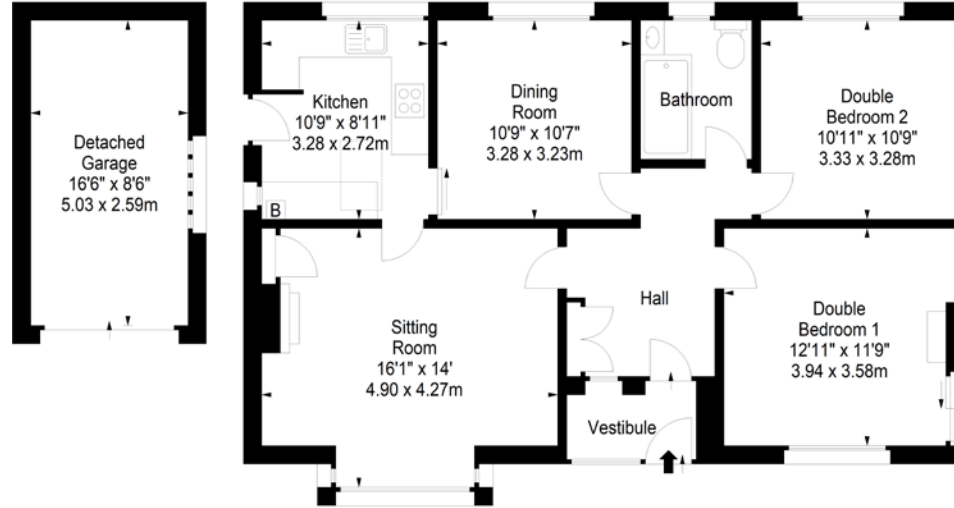
Garage

Approx. Gross Internal Area

140 Sq Ft - 13.01 Sq M

For identification only. Not to scale.

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Ground Floor

Ground Floor



ENERGY PERFORMANCE
CERTIFICATE RATING D



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Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.